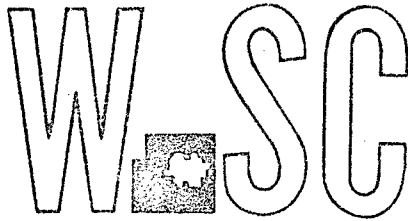


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

October 18, 1984

Baughman Company, P.A.
330 Laura
Wichita, KS 67211

Re.: S/D 84-97 - Final Plat of PPS. Addition No. 1

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 18, 1984, the above-captioned plat was considered. The action of the Planning commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of October 12, 1984.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for 1982 (both first and second halves) and prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara Bonanni

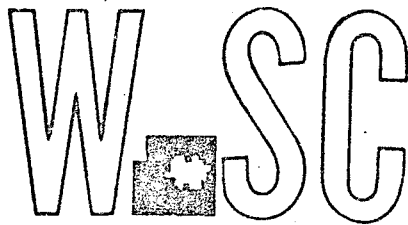
Barbara Bonanni
Planning Analyst

BB:mlh

cc: Hammett, Mason & Swartz Realty Company, 939 Donner Way, #101,
Salt Lake City, Utah 84108
Phillips Petroleum Company, c/o PT, RE, & C, 101 North Robinson,
Oklahoma City, Oklahoma 73102
✓ Mike Lindebak, City Engineer

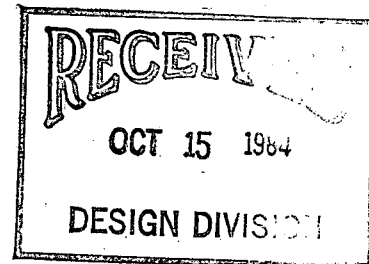


WICHITA - SEDGWICK COUNTY



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455 NORTH MAIN STREET
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(316) 269-4561



October 12, 1984

Baughman Company, P.A.
330 Laura
Wichita, KS 67211

Re: S/D 84-97 - Final Plat of PPCo. Addition No. 1

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 11, 1984, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall submit the standard avigational and restrictive covenant for this property.
- B. The applicant shall guarantee the closure of the two driveways which will be in violation of the "complete access control" being platted.
- C. Since major street intersection right-of-way exists to the north and east of this proposed lot, the final plat tracing for this property shall indicate the dedication of this site's share of the major street intersection right-of-way. This will require the dedication of an additional 15-foot right-of-way for both Ridge Road and Central.
- D. On the final plat tracing, the MAPC signature block shall be corrected to reference JAMES C. WILSON, CHAIRMAN.
- E. Since major street intersection right-of-way is being dedicated, a 20-foot building setback may be platted from Central on the final plat tracing.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

WICHITA — SEDGWICK COUNTY

Baughman Company, P.A.

Re: S/D 84-97 - Final Plat of PPS. Addition No. 1

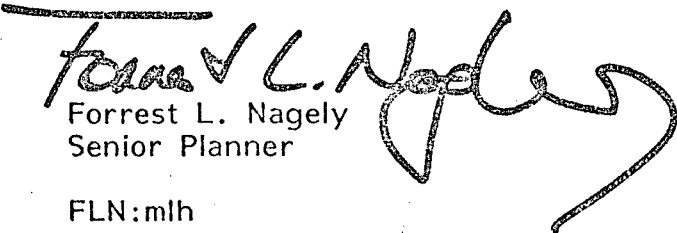
October 12, 1984

Page 2

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, October 18, 1984, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagely
Senior Planner

FLN:mlh

cc: Hammett, Mason & Swartz Realty Company, 939 Donner Way, #101, Salt Lake City, Utah 84108

Phillips Petroleum Company, c/o PT, RE, & C, 101 North Robinson, Oklahoma City, Oklahoma 73102

✓ Mike Lindebak, City Engineer

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 84-97 Name: PPCo. Addition No. 1

Preliminary Approved: None
Scheduled S/D Meeting: 10/11/84

DESCRIPTION

General Location: At the northeast corner of Central and Ridge
Owner: Hammett, Mason & Swartz Realty Company
Surveyor/Engineer: Baughman Company, P.A.

- | | | |
|----|------------------------|-------------------|
| 1. | Gross Acreage of Plat: | 1.4 Acres |
| 2. | Number of Lots: | |
| | Residential: | |
| | Office: | |
| | Commercial: | 1 |
| | Industrial: | |
| | Total: | 1 |
| 3. | Minimum Lot Area: | 33,999.14 Sq. Ft. |
| 4. | Existing Zoning: | LC |
| 5. | Proposed Zoning: | LC |

STAFF COMMENTS:

- A. The applicant shall submit the standard avigational and restrictive covenant for this property.
- B. The applicant shall guarantee the closure of the two driveways which will be in violation of the "complete access control" being platted.
- C. Since major street intersection right-of-way exists to the north and east of this proposed lot, the final plat tracing for this property shall indicate the dedication of this site's share of the major street intersection right-of-way. This will require the dedication of an additional 15-foot right-of-way for both Ridge Road and Central.
- D. On the final plat tracing, the MAPC signature block shall be corrected to reference JAMES C. WILSON, CHAIRMAN.
- E. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan for this one lot plat.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

NOTE: Plat submitted in final form only.